

Arlington Historical Commission
Minutes for the Meeting of
Tuesday, 7 July 2020
Remote Participation Meeting, 7:30pm

1. Call to Order: Commissioners Dianne Schaefer, Pamela Meister, Eric Stange, Michael Gervais and Chair, JoAnn Robinson.
2. Review of protocols for remote meetings and hearings.
3. Review of minutes: No minutes reviewed.
4. Communications Received:
 - a. Communication from Allie Carter regarding the Whittemore Park plans.
 - b. Julia Mirak was in contact regarding the plans to renovate the Schwamb Mill and plans to have a presentation in August or September with the Historical Commission. A presentation was already made to the Select Board.
 - c. Communication from Town Manager Adam Chapdelaine.
5. Reports of other Town Boards and Historical Organizations
 - a. Arlington Preservation Fund (Guthrie, Schaefer)- No report.
 - b. Arlington Historical Society (Meister)- Zoom meetings are being held. The lecture series has been postponed indefinitely. George Parsons is the new president of the Arlington Historical Society.
 - c. Arlington Historic Districts Commission (Robinson)- No report.
 - d. Community Preservation Act Committee (Robinson)-Historical projects were approved at Town Meeting. Work will begin on the Town Garden and Whittemore Park.
 - e. Arlington Historic Resources Working Group (Schaefer, Robinson) –No report.

Historical Commission FY 2021 Budget- Nothing to report.

5. Projects Proceeding under Hearings and Approvals:
 - a. 3-11 Lakeview Street 4/16 Schaefer/Robinson- Stop Work Order
 - b. 39 Winter Street 9/17-Preferentially Preserved- 1 year-demolition delay
 - c. 43 Winter Street 9/17-Preferentially Preserved- 1 year-demolition delay
 - d. 32 Kensington Road 5/18 Guthrie- No report.
 - e. 21 Teel Street 12/18 Guthrie- No report.
 - f. 44 Kensington Road 5/19 Stange- No report.
 - g. 44 Lockeland Avenue 11/19 Gervais- No report.
 - h. 151 Warren Street 11/19 Guthrie/Stange- No report.
 - i. 71 Park Avenue 6/20 Sign Hearing - No report.
 - j. 20 Bartlett Avenue 6/20 Schaefer- No report.

k. 18 Churchill Avenue 6/20 Robinson/Stange- No report.

6. Continuing Projects

- a. Whittemore Robbins House (and outbuildings)- No report.
- b. Arlington Civic Block Garden: Robinson –No report
- c. Education/Outreach: Robinson – No report.
- d. Historic House Markers: House Marker interest from residents of 36 Draper Avenue.
- e. Town Hall: No report.
- f. Web Site: Stange – No report.

7. Discussion and Hearings:

8:00pm Formal Hearing for 7 Village Lane. Design plans were presented by Timothy McCann, owner. Prior to the meeting, pictures of each individual window were shared with the Commission, but it was hard to determine on what façade they belonged. Additional pictures of each façade were shared tonight showing windows that are 6 over 6, 1 over 1, Jalousie windows and picture windows. It was mentioned that permits had been acquired from the Building Department to replace the front door and to work on the interior renovation of the garage to living space. This resulted in the garage door being removed. Owner will work with the Commission regarding the modifications that have already been made. The plan is to replace 34 windows. Simonton Vantage Pointe 6500 Series with a bronze exterior and 1 over 1 design for the existing 6 over 6 and 1 over 1 windows. Discussion with the Commissioners included whether all the existing double hung windows should be 6 over 6 or 1 over 1. The Jalousie windows will be replaced with slider style windows. The Commission has requested pictures of the sliders. Discussion involved whether the changes to a façade is more than 25%. A plan is in place for a visit to the property on Saturday, July 11 by JoAnn Robinson and Michael Gervais to make this determination. This hearing will be continued on August 4, 2020 at 8pm, if it is determined that changes are more than 25%. Hearing ended at 8:55pm.

8:55pm Formal Hearing for 65 Lancaster Road: Presenters: Michael MacDonald, owner and Andrew Burns, contractor. (plans to buy the property). This is a request for demolition. This hearing will determine if the house should be preferentially preserved.

The presentation focused on the following points:

- 1. Property description
- 2. Existing house conditions- as prior work was done the house lost historical features.
- 3. Past work completed on the property
- 4. Neighborhood and surrounding homes
- 5. Feasibility of renovation
- 6. Seller's predicament
- 7. Benefits

A motion was made by Commissioner Stange stating that 65 Lancaster Road should not be preferentially preserved. Commissioner Meister seconded the motion.

Roll call vote resulted in three in favor, one abstained and one vote to have the house preferentially preserved.

The hearing closed at 9:23pm

The decision that the property at 65 Lancaster Road will not be preferentially preserved will be sent to the Building Department.

9:32pm Informal Hearing for 252 Gray Street: Presenters are homeowners: Dan and Regan Winkler-homeowners and Jonathan Miller from Frank Shirley Architects.

Drawings and photos were shared showing plans for adding a garage to the property. It is not replacing an existing building. It was designed to mimic the details and materials of the house. It was also designed to be smaller and pushed back in the lot and is deferential to the existing house. New steps to the front door of the house are also part of the plan. The existing glass enclosed entry will not be changed. The new steps will allow for a straight on approach to the house from the street. The current steps are small and turned to the side.

A message will be sent to the Building Department that we reviewed the plans for the garage and front steps and that we are pleased with the changes. Ended 9:49pm.

9:49pm Informal Hearing for 295 Lake Street Presenter: Carmen Falcone, owner. Plans to make a kitchen extension and build out four feet on the first floor and will use the same existing brick and this would also extend the garage out by four feet which is situated under the kitchen. The new roof line would use the same slate that already exists. A request was made for a roof line drawing and that due to the design of current roof line that this might be the tricky part of this plan. It was recommended that an architect be hired. Ended 10:09pm

The Arlington Historical Commission adjourned at 10:10pm.

The next Arlington Historical Commission meeting will be August 4, 2020.

For the Arlington Historical Commission, Victoria Rose, Recording Secretary.